









## 16 Lucerne Court, Aldwick

A beautifully presented substantial detached house situated in a quiet cul-de-sac on the popular Aldwick Grange Estate.



- ▶ **Immaculately Presented Family Home**
- ▶ **High Specification Refitted Kitchen**
- ▶ **Generous Utility Room plus Walk-in Pantry**
- ▶ **Refitted Family Bathroom with Shower**
- ▶ **Open Plan Sitting Room**
- ▶ **Open Plan Dining Area with Bi-Folding Doors to the Rear Garden**
- ▶ **Five Bedrooms plus En-Suite to the Principal Bedroom**
- ▶ **Enclosed and Secluded Rear Garden**
- ▶ **Self-Contained Annexe**

A superb extended family home presented to a very high standard, this bright and spacious detached house has been completely refurbished and re-configured by the current owners and a viewing is thoroughly recommended. The accommodation briefly comprises, welcoming entrance with walk-in storage cupboard and refitted cloakroom with WC, open plan sitting room, dining area with bi-folding doors to the rear garden, and open plan to the high specification kitchen with door to the rear garden and door to the generous walk-in pantry cupboard, plus separate utility room with door to side. The first floor comprises, spacious landing with airing cupboard, five bedrooms, refitted bathroom with separate shower area, bedroom one has built-in double wardrobe cupboards, part vaulted ceiling and en-suite shower room. The self-contained annexe is accessed via double glazed sliding door with kitchenette area and sliding door to the shower room with WC. The stairs lead to the sitting area with cupboard and Velux window.

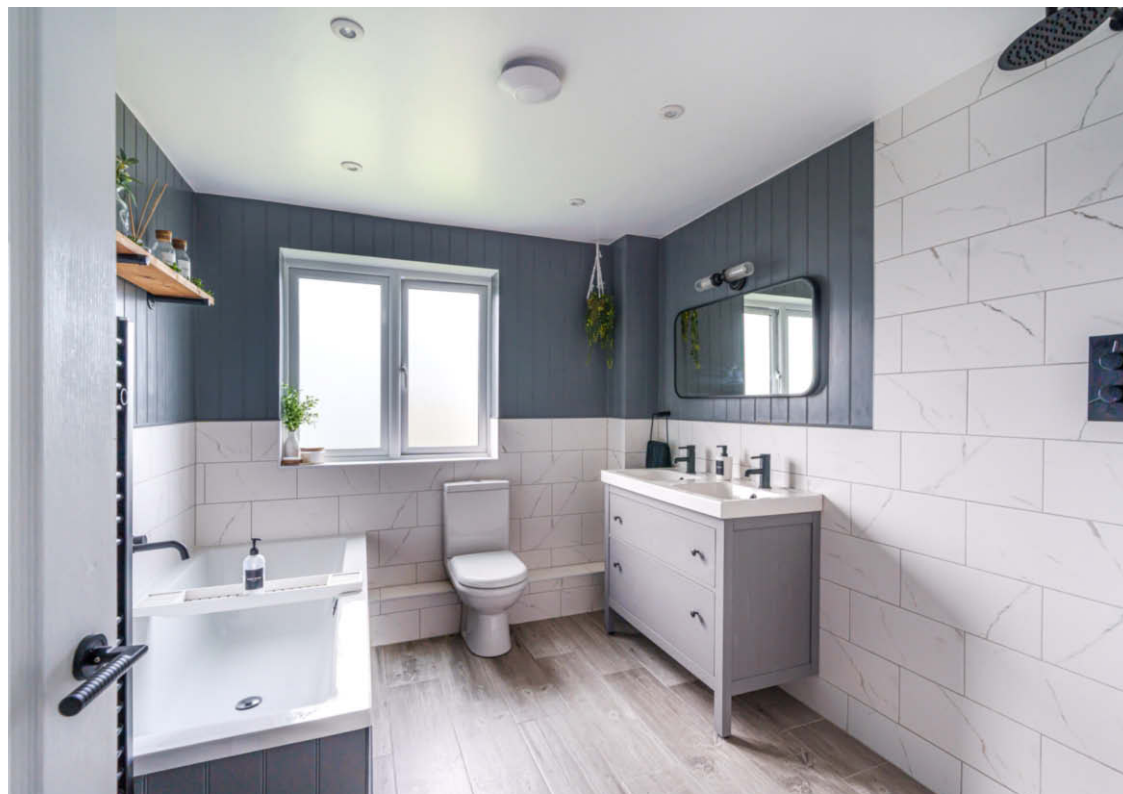
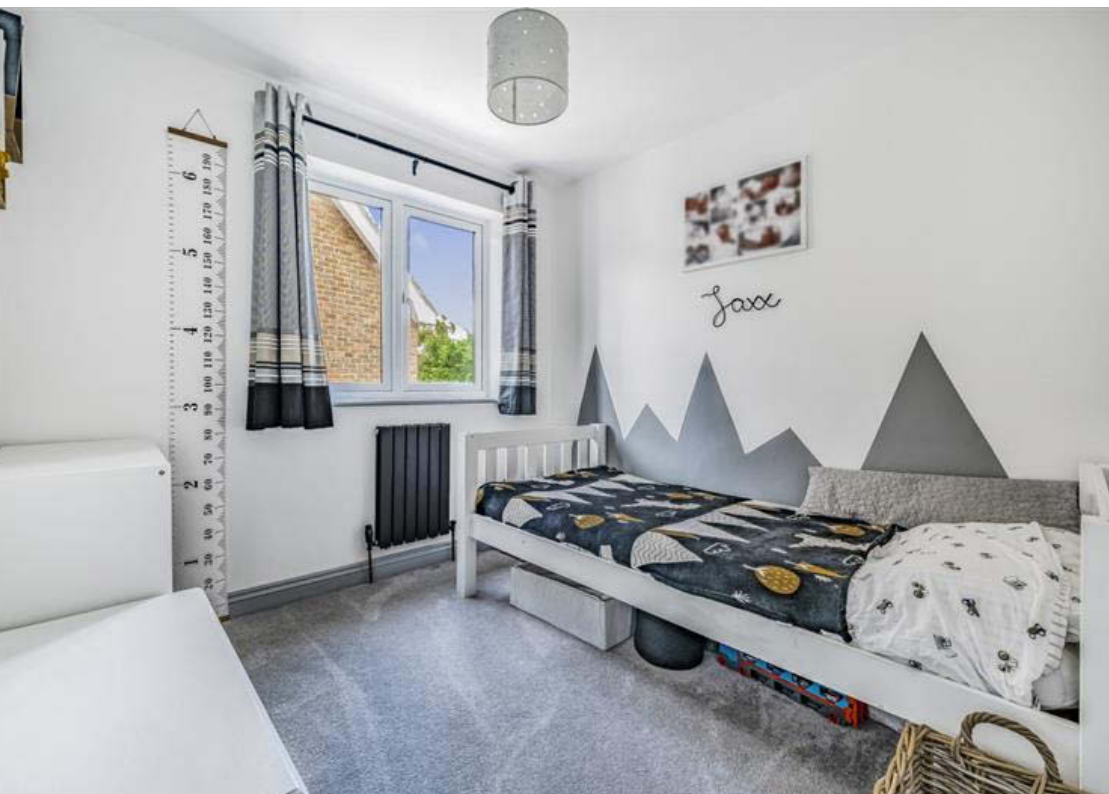
Outside, the front provides ample off-road parking and leads to the integral garage/storage area. The rear garden is predominantly laid to lawn with sandstone patio area, enclosed secure side storage area and covered pathway with gated access to the front driveway.

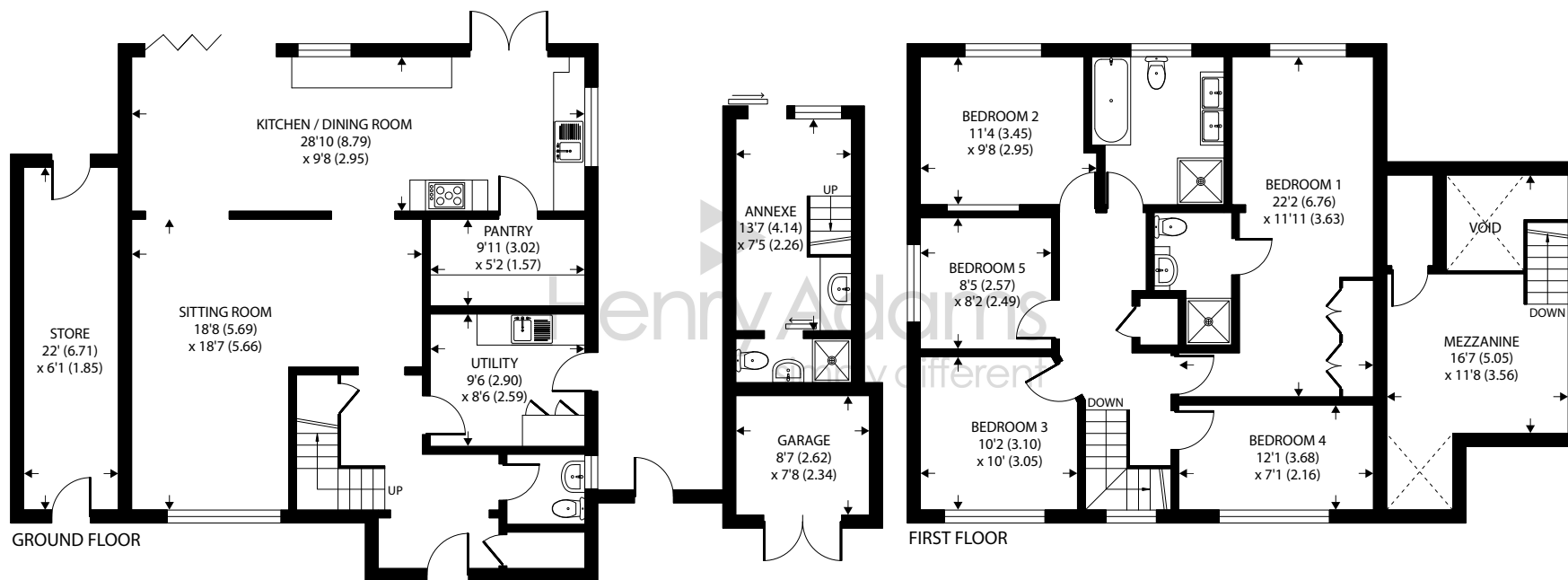
Charges: We understand there is a charge of £120 p.a. for the upkeep of the communal areas.











Approximate Area = 1742 sq ft / 161.8 sq m (excludes void)

Annexe = 293 sq ft / 27.2 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Garage = 66 sq ft / 6.1 sq m

Total = 2235 sq ft / 207.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Lucerne Court is a quiet cul-de-sac situated on the popular Aldwick Grange Estate and this property has lovely open views over one of the many greenswards on the estate. There is easy access to the Aldwick beaches, the bustling village of Rose Green and the seaside town of Bognor Regis with its precinct shopping facilities, the pier, beach and promenade and mainline railway station with services to London Victoria and the South Coast.

## Directions

From Marine Park Gardens in Aldwick continue along Fish Lane onto Aldwick Road and turn left into High Trees. Take the first turning on the right into Craigweil Lane and Lucerne Court is the third turning on the right hand side.

Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is an employee of Henry Adams LLP. 27/10/23

Council Tax Band: F

